

C. HOUSING

Covenants

The Association, through committee, will review the existing covenants of the Loch Raven Village subdivisions. Current restrictions will be reevaluated and should conditions warrant, policies for enforcement or change will be established.

Owner-Occupied Homes

The Association will encourage owners of owner-occupied homes to maintain their properties and homes. The Association, if necessary, will work with Baltimore County to enforce regulations regarding the maintenance and upkeep of owner-occupied properties and homes.

Rentals - Private Homes

A concern frequently mentioned in the 1990 Loch Raven Village survey was the upkeep and condition of rental properties.

With a number of rental properties in Loch Raven Village managed by absentee landowners, the lack of oversight leads to declining exterior conditions which are not "acceptable." The Association will work with Baltimore County to seek compliance with Baltimore County's Livability Code.

Absentee landowners occasionally rent out one house to several unrelated people. The Association will work with Baltimore County to actively enforce current zoning regulations which restrict the number of unrelated tenants.

Rentals - Loch Raven Village Apartments

Loch Raven Village Apartments (495 units) are located east of Loch Raven Blvd. between Putty Hill Avenue on the north and Glen Keith Blvd. on the south. Currently, a high percentage of the apartment population is over 65 years old.

Since 1985, the Association and the owners of the apartment complex have enjoyed a good working relationship. The Association recognizes and appreciates the efforts of the current owner to upgrade the apartment conditions. Their results are mutually beneficial. The Association will work with the apartment management to accomplish the following objectives:

1. signage - the Association supports the current, attractive, uniform signage scheme throughout the complex.

2. community gardens - the owner has recently planted a garden at the southeast corner of Loch Raven and Putty Hill Avenue which the Association encourages to be retained. The Association will discuss with the apartment management the possibility of creating a similar garden at the northeast corner of Loch Raven Blvd. and Glen Keith Blvd.
3. parking - in certain areas tenants park on residential streets instead of the apartment provided parking lots, thus "taking" parking away from Loch Raven Village residents. Since Loch Raven Village residents are not permitted to park on the apartment lots, the Association would like for the apartment management to continue encouraging its tenants to park their vehicles in the apartment provided parking spaces.
4. tenants - strive for long-term leases (i.e. one year)
5. maintenance and upkeep - encourage continuous maintenance of grounds and facilities as well as further improvements.

